

# WALKER STREET SERVICE CENTER

1760 & 1762 W. WALKER, LEAGUE CITY 77573



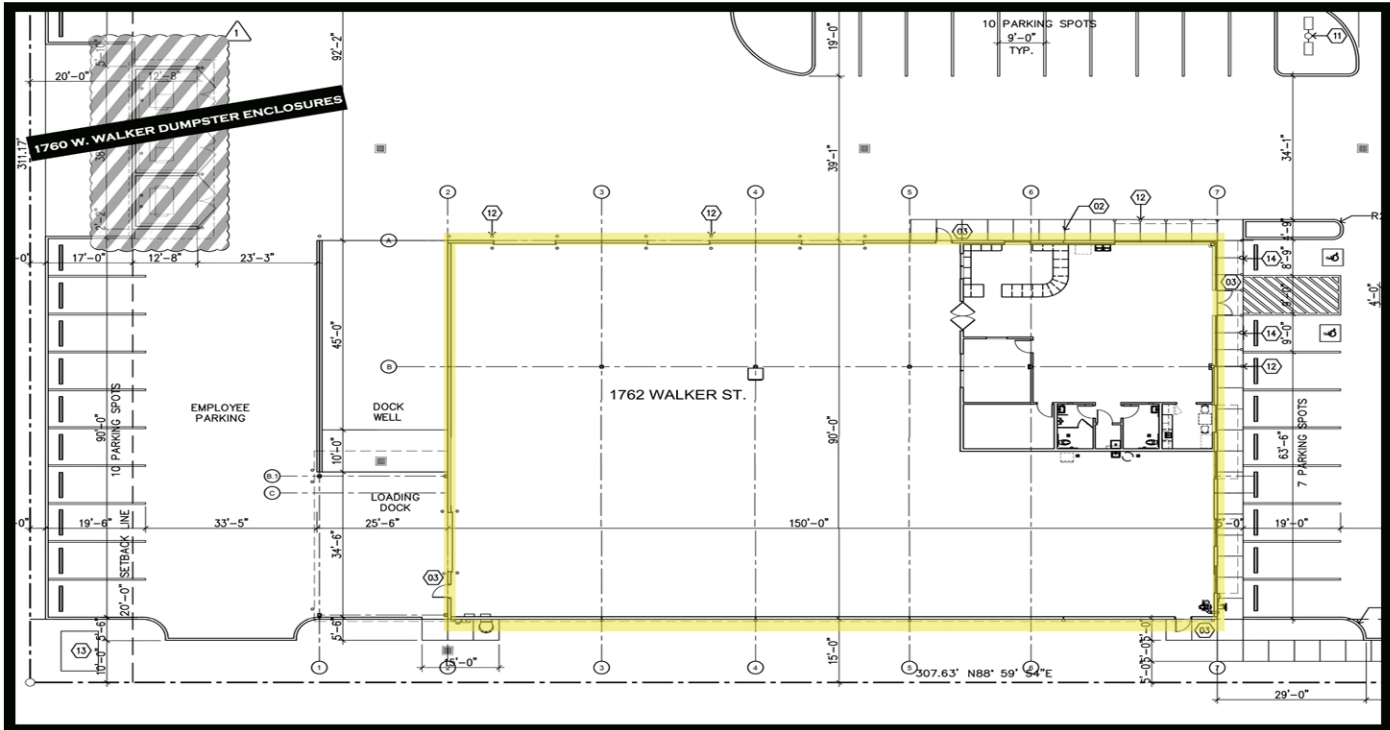
13,250 SF BUILDING  
DEDICATED TRUCK WELL  
AVAILABLE DEC 2024

SUITE 600  
7,500 SF END CAP  
AVAILABLE SEPT 2024

JUST MOMENTS OFF 45-SOUTH

# WALKER STREET SERVICE CENTER

1762 W. WALKER, LEAGUE CITY 77573



**1762 W. WALKER ST.**  
**13,250 SF TOTAL**  
**2,500 SF OFFICE**  
**10,750 SF WAREHOUSE**

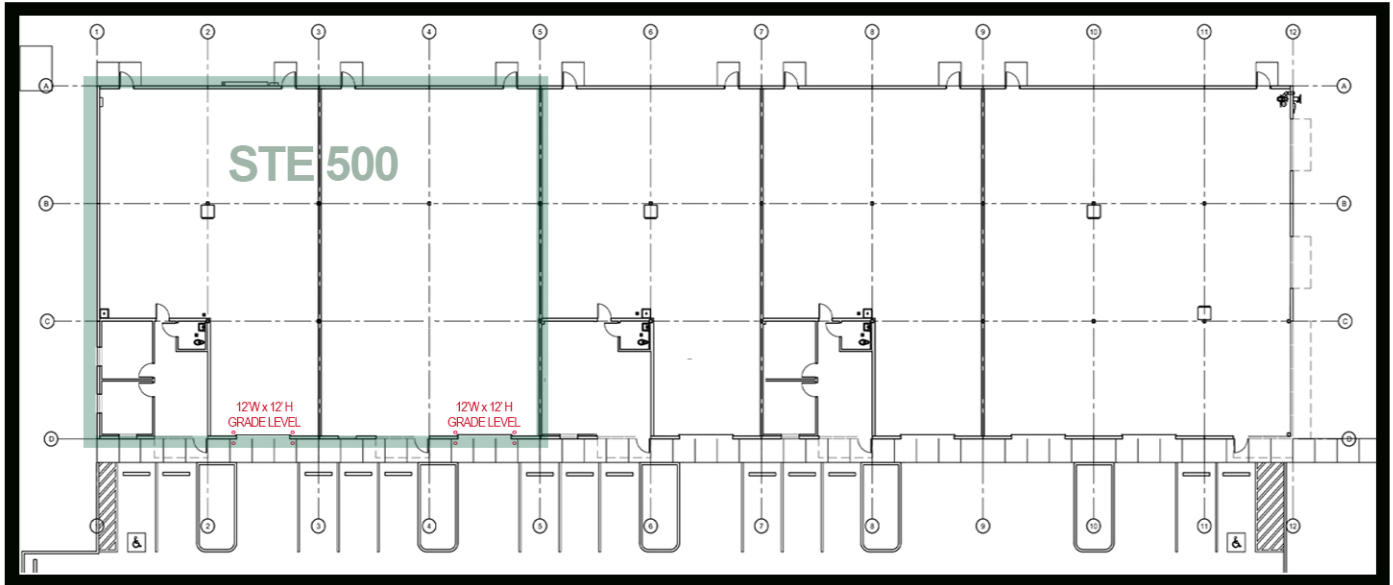
“As is” Rates for 13,250 SF  
Year 1, **\$.78/SF/MO** BASE  
Year 2, **\$.815/SF/MO** BASE  
Year 3, **\$.852/SF/MO** BASE

DEDICATED TRUCKWELL  
SPACIOUS SHOWROOM  
AMPLE PARKING

FOUR GRADE LEVEL DOORS  
3 FRONT LOADING 12' W X 12' H  
1 LOADING DOCK 14' W X 14' H

# WALKER STREET SERVICE CENTER

1760 W. WALKER, LEAGUE CITY 77573



**1760 WALKER ST., STE 500**

**7,500 SF TOTAL**

**655 SF OFFICE**

**6,845 SF WAREHOUSE**

“As is” Rates for 7,500 SF

Year 1, **\$1.08/SF MO GROSS**

Year 2, **\$1.13/SF/MO GROSS**

Year 3, **\$1.18/SF/MO GROSS**

PRIVATE END CAP SPACE

TWO GRADE LEVEL DOORS

FRONT LOADING 12' W X 12' H